

RESIDENTIAL GARAGES

I. WHEN IS A BUILDING PERMIT REQUIRED FOR A RESIDENTIAL GARAGE?

Permits are required for all residential garages, including new, rebuilt and repaired structures accessory to one-, two- and three- family dwellings. (Other garages are considered commercial structures and would be reviewed under the Ohio Building Code.).

II. WHAT CODES/REGULATIONS ARE APPLICABLE?

All work performed must be in accordance with the Cincinnati Zoning Code, the RCO One, Two and Three Family Dwelling Code and all other applicable laws and ordinances.

Contact the following agencies:

Cincinnati Building and Zoning Code Plans Examination - 352-3313

III. HOW DO I OBTAIN A PERMIT?

Complete an application for a building permit and submit three copies of plans for review to the Permit Center, 3300 Central Parkway, Cincinnati, Ohio 45225. A plan processing fee must be paid at the time of application. The plans shall include the following:

A. Plot Plan - Drawn to scale showing:

1. Property lines (and property dimensions)
2. All existing and proposed structures (including the house and the number of stories)
3. Distance from the house to the proposed garage
4. North arrow
5. Distance from the property line to the proposed garage. (Note: Generally Zoning regulations require all garages to be constructed in the rear yard only and a minimum of 3' from all property lines; garage walls less than 3 feet to a property line require one-hour fire-resistive-rated construction.)

B. Construction Details

1. Elevation views (showing grade lines)
2. Building height specifications
3. Section views (including all connections, materials and dimensions)
4. Foundation plan view (including footing/foundation, anchor bolt placement, etc.)
 - a. One-story frame garages not exceeding 800 square feet and located in the rear yard on undisturbed level ground may be supported on a concrete foundation not less than 12" in width and 12" below grade. This type of foundation shall be poured monolithic with a minimum 4" thick concrete floor slab.
 - b. Trench footings a minimum of 30" below grade with block or poured concrete foundation walls and a separately poured concrete slab are acceptable for any size garage.

5. Framing plan view (including rafters, ties or trusses). Note: If trusses are used, the manufacturer's pre-engineered truss specification and diagram is required to be submitted with the permit drawings. The specification shall be stamped by the Ohio-licensed Engineer or Architect responsible for the truss design.

IV. WHAT HAPPENS AFTER I APPLY FOR MY PERMIT?

The aforementioned agencies will review the application. If any of the agencies has questions or comments, they will notify the contact person listed on the application. Upon receipt of the necessary plan revisions and approvals, the Permit Center will notify the applicant that the permit is ready and the balance of the permit fee will be due.

V. WHAT IS REQUIRED AFTER THE PERMIT IS ISSUED?

All work must be performed in accordance with the approved plans, the Cincinnati Zoning Code, Cincinnati Building Code, and other applicable ordinances. The permit will expire if work is not started within 12 months of issuance, postponed, abandoned or an inspection is not requested within one year of the issue date. If in the course of construction, work is delayed or suspended for more than six months, the approval of plans or drawings and specifications or data is invalid. Reference OBC Section 105.3 and 105.4 for the process to resume work.

VI. INSPECTIONS REQUIRED (24-hour minimum notice)

Contact Building Construction Inspections (BCI) at 352-3267.